

[illegible]

**BOARD.—Two Gentlemen can obtain PLEASANTLY FURNISHED ROOMS**, with or without PARTIAL BOARD, in small private family, at No. 182 West 26th-st., between 7th and 8th avs. Terms very moderate.

**BOARD.—A Gentleman and Wife, and two single Gentlemen**, who are desirous of having a pleasant and pleasant home, with all the modern conveniences, situated in E. 18th-st. Those desiring such, and who can give references, will please address—237, Box No. 121 Tribune Building.

**BOARD.—A Gentleman and Wife, or small Family**, can be accommodated with two or three Rooms on the 2d floor at No. 12 of the first-class place, Fifth-st., between 8th and 9th avs. House of the famous location, and references, a gentleman, references given and required. Terms moderate. Inquire as above.

**BOARDING.—A Gentleman and his Wife, or two or three single Gentlemen**, can be accommodated with BOARD and PLEASANT ROOMS on the second floor, by applying at No. 20, Van Ness-st. The house is new, and a gentleman is kept in the best manner.

**BOARDING.—A front PARLOR and BED-ROOM on the second floor**, with BOARD at No. 21 Irving-pl., between 19th and 20th-sts. References exchanged.

**BOARD in BROOKLYN, near the FERRIES.—**Two or three Gentlemen can be accommodated with SINGLE ROOMS, with or without BOARD, in a private Boarding-House, by applying at No. 44 Nassau-st., Brooklyn. Young Gentlemen will find this a desirable chance for securing a desirable home and good food. Terms moderate.

**BOARD on BROOKLYN HEIGHTS.—Pleasant Apartments**, in small private family, between Wall and Fulton Streets. Inquire at No. 24 Willow-st.

**BOARD WANTED.—Either in Hoboken or near the Hudson River**, by two gentlemen, ladies, nurses and child. Must be a private family. Terms moderate. Three rooms required. Partial Board will be given. Apply to J. H. STURGEON, 173, P. O. Box No. 1,783, P. O. City.

**3 LEROY-PLACE.—Families and single persons** are desirous of obtaining BOARD, either permanent or transient, will apply to 3 Leroy-place, Blocker-st., near Broadway. A Parlor, with Bedroom, &c., attached, may be had immediately. The house is new, and the modern improvements are kept in the best manner.

**ROOMS.—With or without BREAKFAST and FUEL** to LET in the new house, No. 47 West 13th-st. Reference required.

**THREE Gentlemen desire PARTIAL BOARD** in a genteel private family where there are no other male boarders. No notice will be taken of replies to this advertisement unless they contain full particulars, and are accompanied by a reference. Address DESIDERATUM Box No. 190 Tribune Office.

**TO LET—No. 315 4th-st., near Broadway**, (west)—a neatly-furnished ROOM for a single gentleman.

**45, 47, and 49 East Broadway**, for Families and Single Gentlemen; also Transient Boarders, by the day or week, from \$1 to \$15 per day.

**Houses to Let.**

**BROADWAY STORE TO LET.—THE SECOND AND UPPER STORIES** of the elegant Marble Building No. 100 Broadway, between 11th and 12th-sts., near the corner of St. Nicholas and Prescott Houses. Splendid Show-Rooms for fine goods of any kind. Apply on the premises.

**FACTORY BUILDINGS** situated on 6th-av. to LET—125 feet front, 4 stories high, and suitable for any purpose requiring light and large rooms; also, Foundry on 47th-st., between 10th and 11th avs. Terms very moderate. Apply to FROST & FORREST, No. 148 Pearl-st.

**FURNISHED HOUSE TO RENT.—The whole or part of a 4-story and basement House**, newly furnished, with all the modern improvements, and a gentleman is kept in the best manner. Apply on the premises, No. 98 St. George's-place, East 13th-st., between 1st and 2d avs.

**HOTEL and PIC-NIC GROUNDS TO LET.—A HOTEL and GROUNDS** at Glen Wood, Hempstead Harbor, L. I. It has on each premises as fine a Grove for Pic-Nic parties as can be found at any place within the same distance of New York City. The house is new, and the modern improvements are kept in the best manner. For terms apply to BAKER & WEEKS, Astoria, N. Y. 6th-st.

**LOFTS TO LET.—Light and well ventilated LOFTS** suitable for light manufacturing purposes. Apply to J. H. STURGEON, 173, P. O. Box No. 1,783, P. O. City.

**LOFTS and OFFICES TO LET**, suitable for first-class business use.—The 1st, 2d and 3d LOFTS of the building No. 183 Broadway, near Courtland-st. This is the very best location in the city for Importers and Dealers in Goods. Apply to J. H. STURGEON, 173, P. O. Box No. 1,783, P. O. City.

**No. 535 BROADWAY**, (adjoining the PRES-COTT HOUSE), four stories to LEASE to MILLINERS or others, who can sub-let parts not required for so much as they pay for all.

**No. 779 BROADWAY TO LET.—THE UPPER PART OF THE BUILDING**, now occupied by the Manhattan Club. The premises are very large and roomy, the 1st floor being about 90 feet deep with high ceiling, and is well adapted for business purposes, at a low rate. Apply to J. H. STURGEON, 173, P. O. Box No. 1,783, P. O. City.

**No. 859 BROADWAY**, Union-square.—Furnished Houses or Suites of ROOMS to LET to a select class of boarders. Apply on the premises.

**OFFICES TO LET**—Now in complete order, on the premises No. 15 William-st., next door to the Corn Exchange Bank. The first floor is suitable for Insurance, Rail-road and Real Estate Offices. The second floor for Brokers or Lawyers. Apply to J. H. STURGEON, 173, P. O. Box No. 1,783, P. O. City.

**PART of a HOUSE TO LET**—To a steady, respectable family. There are two good Rooms on the 2d floor and three Rooms on the 4th floor. Inquire at No. 17 Bedford-st.

**STEAM POWER TO LET**—A Brick two-story BUILDING, 100 feet by 50, at Elizabethport, N. J. Apply to A. BAIZ, 407 Broadway, or to J. O. ROLSTON, Elizabethport.

**SKYLIGHT ROOMS TO LET**—Suitable for Artists, in building corner of Broadway and Houston-st. Inquire of W. DURACK on the premises or of J. H. STURGEON, 173, P. O. Box No. 1,783, P. O. City.

**STEAM POWER**—Several well-lighted ROOMS to LET with Steam Power, Nos. 29 and 31 Gut-st. Apply to B. HOE & Co.

**STEADY STEAM POWER and LIGHT ROOMS**—One Store and Basement on Canal-st., near 1st St. Inquire of J. GAUDU, 102 Wall-st.

**TO LET in BROOKLYN**—Five minutes from Ferry, Basement, PARLOR and 4 ROOMS on third story, most delightful place. Inquire of C. LEE & SONS, 173, P. O. Box No. 1,783, P. O. City.

**TO LET**—A new, first-class, four-story, brown-stone front HOUSE, with all the modern improvements, beautifully situated in West 43rd-st., on the side, between Broadway and 4th-av., and known as the "House of the Future." Apply to T. J. H. KAYNOR, corner of Broadway and 35th-st., or to T. J. H. CLARK, No. 89 West 21st-st.

**TO LET**—A brick HOUSE on 129th-st., between 4th and 5th avs., two stories high, with all the modern improvements, and a gentleman is kept in the best manner. Inquire of J. H. STURGEON, 173, P. O. Box No. 1,783, P. O. City.

**TO LET**—A small HOUSE in Richmond-st., Staten Island, 10 to 15 minute walk from Vander-slip's Landing. Inquire at No. 71 Broadway.

**TO LET**—STORES and OFFICES in the Bible House, Astor-place, now occupied by the Bible House. Apply to the Treasurer's Office, Bible House; entrance 4th av.

**TO LEASE** for a TERM of YEARS.—The formerly situated Five-story BRICK BUILDING No. 100 Broadway, between 11th and 12th-sts., near the corner of St. Nicholas and Prescott Houses. Splendid Show-Rooms for fine goods of any kind. Apply on the premises.

**TO LET**—A FRONT ROOM on Broadway (two windows), for \$170 per annum. Apply in the store at No. 100 Broadway.

**TO LET**—A neat two-story and attic HOUSE, near Courtland-st. and 11th-st., with all the modern improvements, and is well protected from lightning. Lot 110 by 150 feet, near 4th-st. Apply to J. THOMAS, No. 50 Nassau-st., N. Y., or to J. H. STURGEON, 173, P. O. Box No. 1,783, P. O. City.

**TO LET**—Part of the new two-story, modern-built BRICK HOUSE, No. 532 Atlantic-st., Brooklyn, to a small family, the second floor and part of the third floor, with a front basement, Marble Mantels, and all the modern improvements. Apply to J. H. STURGEON, 173, P. O. Box No. 1,783, P. O. City.

**TO LET**—Two genteel COTTAGES at Ravens-wood, with Gardens and Stables attached, and sitting in front of the steamboat landing at Lower Ravenswood. Stage pass the door every hour to Green Point. Apply to J. H. STURGEON, 173, P. O. Box No. 1,783, P. O. City.

**TO LET**—THE PARLORS on the first floor of No. 7 Bond-st., well calculated for business or other purposes. Inquire of GEO. W. FARNHAM, No. 518 Broadway.

**THREE** very large and well-lighted LOFTS, suitable for almost any kind of Manufacturing Business, to LET or LEASE, in the Marble Building, No. 100 Broadway, between 11th and 12th-sts., near the corner of St. Nicholas and Prescott Houses. Splendid Show-Rooms for fine goods of any kind. Apply on the premises.

**WHARF PROPERTY** at BROOKLYN, between the Wall-st. and South Ferris, 144 feet front on the river, and running back 435 feet to the Delaware and Hudson river, at present the site of the House of the Future. Apply to J. H. STURGEON, 173, P. O. Box No. 1,783, P. O. City.

**Real Estate for Sale.**

**FOR SALE or EXCHANGE for CITY PROPERTY**—A new and well-built COTTAGE, with about one acre of LAND, in the quiet and retired Village of Gravesend, with a modern and comfortable house, with a garden, and a gentleman is kept in the best manner. Apply to J. H. STURGEON, 173, P. O. Box No. 1,783, P. O. City.

[illegible]

**FOR SALE, A BARGAIN**—On 24<sup>th</sup> av., west side, between 1<sup>st</sup> and 4<sup>th</sup> avs., a LOT 26 feet 8 inches by right, with two-story FRAME COTTAGE; good and rapidly improving neighborhood. Lot, nine acres adjoining can be had, if required, cheap. Apply to E. H. BROWN, No. 71 Wall-st., from 10 to 3 p. m.

**FOR SALE or to LET**—The first-class office space-frame DWELLING HOUSE No. 8 West 17<sup>th</sup>-st., first floor, between 1<sup>st</sup> and 2<sup>d</sup> avs., N. Y. City. Call on JAMES MORAN, 100 W. 42<sup>d</sup> St., No. 2 Matrimonial Board Building.

**Instruction.**

**ARITHMETIC—BOOK-KEEPING—WRITING.**—M<sup>r</sup>. POLBEAR, No. 99 Broadway, makes efficient business Writers and practical Book keepers in the shortest time, between \$10 and \$25 per week. He will give the advantages of special private instruction from a practical Book-keeper, without extra charge.

**BOARDING SCHOOL FOR BOYS,** at STAMFORD, CONN.—Circulares can be had at RAYMOND'S Bookstore, No. 10 Bowery, or by addressing the Principal, Z. B. NICHOLS.

**BOARDING SEMINARY at WILTON, CONN.**—This School is at the long-established house built by M<sup>r</sup>. Whitlock for this purpose. Address  
Mrs. S. A. WHITLOCK, Principal.

**MRS HAVENS** will continue her **BOARDING AND DAY SCHOOL FOR YOUNG LADIES**, at No. 41 1/2 West 10<sup>th</sup> St., between 1<sup>st</sup> Avenue and Adams St., N. Y. The Fall Session will commence on TUESDAY, Sept. 16. Applications for the admission of Pupils may be made to her personally, or to her husband at his residence at any time hereafter. For the character of her School she refers to the Rev. Dr. Feltz, the Rev. Dr. Witt and Cyrus Curtis esq. of New York, and to the Rev. Jas. P. Wilson, D. D. of Newark, N. J.

**MYSTIC HALL SEMINARY FOR YOUNG LADIES**—WEST MEADOW, Mass. Five miles from Boston. This Seminary has been established since 1825, affording facilities for a thorough English Education with Latin, French, the modern polite Languages; Music, on Violin, Piano, Singing, and Harpsichord. It also contains a well equipped Painting. Refinement of manners and the etiquette of society. A Parson lady resides in the family. Prices are reasonable. Circulars sent on application.

Adding to physical education to be found in Calisthenic, Dancing, Gymnastics, Bowling Alley (strictly private) Swimming in the Myrtle River, (with Locomobile Boat), and Well treated excursions being taken to the Seminary. For particulars address  
**MRS. THOMAS P. SMITH**, Principal.  
Bellefleur, The Hoe, South Street, Boston.  
Referees: The Hon. Robert Everett, Boston; the Rev. Chas. Brooks, West Meadford; the Rev. John Pierpont, West Meadford; P. Gardner, Esq., M. C. Principal, Boston; Leonard, Esq., Superintendent, New Albany, Ind.; the Hon. Hubert Winslow, New York; the Hon. William Hague, D. D., Albany; the Rev. Rollins H. Neale, D. D., Boston; the Hon. Sam. Houston, Texas.

**OCEAN INSTITUTE**—A BOARDING SCHOOL FOR BOYS, at Ocean Port, New Jersey, three miles from Long Branch, near the Hotel de Ville. Will receive New York City gentlemen containing particulars, addressed  
**CHARLES COTHREN**, Principal.

**SIX CHILDREN** only taken to **EDUCATE** and **BOARD** for the Summer, a very healthy location, in a private select School. Every attention given them in Brooklyn, N. Y. Circulars sent free door from Lafayette av. Taken upon reasonable terms. Payable quarterly in advance.

**TARRYTOWN INSTITUTE**—Circulars, with references, view of the institute, &c., may be obtained at  
S. Shepard & Co.'s Bookstore, No. 152 Fulton-st.; or E. H. Wilcox, No. 293 Broadway, or by mail to  
**A. NEWMAN**, Principal.

**THE Misses ROHR'S BOARDING AND DAY SCHOOL**, No. 169 West 34<sup>th</sup>-st.

**THREE more PUPILS WANTED** at J. B. & C. CURRY'S BOARDING SCHOOL, Westchester Co., N. Y., near the depot at Pleasantville, on the N. Y. & N. Haven Railroad. Terms, \$135 to \$150 per year. References: J. Richmond, esq., No. 13 Warren-st., New York; S. F. White, Esq., 100 Broadway, New York; S. B. Willer, esq., No. 125 4<sup>th</sup>-st., Williamsburgh—patrons of the school.

**Piano-Fortes and Music.**

**POLIANI, GRAND AND SQUARE PIANOS**, and with Patent Superior Repeating, Improved French Repetition, Compound Bearings, and other new improvements from Hallet, Davis & Co.'s celebrated Manufactory, in every variety of style, with 65 to 100 octaves. From \$250 to well treated grand pianos, at extraordinary prices, wholesale and retail, by S. T. AGOSTON, successor to Berry & Gordon. No. 17 Broadway, side Agent for pianoforte that the Piano manufactured by Hallet, Davis & Co. are unrivaled in America, if not in the world, for brilliancy and purity of tone.  
(Boston Daily Times.)

**A GOOD ASSORTMENT OF NEW-YORK AND SECOND-HAND PIANOS**, including the celebrated Pianos of Jacob Chickering and Haines Bros., very low. **SECOND-HAND PIANOS**, \$50 to \$125. Pianos and Melodians to let, and read allowed on purchase. **J. S. REBAT**, at 179 Broadway.

**AN EXTENSIVE ASSORTMENT OF PIANO-FORTES FOR HIRE** at 179 Broadway, N. Y. City. At prices varying from \$50 to \$150.

Also a large stock of new pianos, of superior quality, at the best New-York and Boston makers, exclusively for sale.

**BENNETT, SENIOR & CO.**  
**PREMIUM PIANO-FORTES.**  
Made to order, and repaired, at 108 So. 5<sup>th</sup> St. o. s. n. s.  
No. 43 Broome-st., third door east of Bowry.  
Pianos Tuned, REPAIRED, and **SECOND-HAND INSTRUMENTS** taken in exchange. Piano Agents.

**GREAT BARGAINS—THIS WEEK ONLY.**—At Superior Piano Factory, all new, full warranted, in beautiful styles, and every variety of style; all new, fully warranted, prices from \$150 to \$250 for instruments worth \$350 and \$400, and \$100 to \$150 for instruments worth \$200 and \$250. All at prices the concern. The building is on the corner of Nassau and Broadway, N. Y. City. W. OSBORN & Co.

**GOLD MEDAL PIANO-FORTES**—Manufactured by STEINWAY & SONS, New York. These Pianos have received THREE FIRST PREMIUMS within the last year in competition with Place made by the most celebrated makers of Boston, and the Store before the door of East 1<sup>st</sup> Edition. Prices low.

**GREAT IMPROVEMENTS IN PIANO-FORTES**—Messrs. LIGHT, NEWTON & BRADBURY, No. 421 Broome-st., respectfully invite attention to their PIANO-FORTES, constructed with the patent ARCADE COMPOUND ACTION, which renders them the most perfect improvement ever introduced into this popular instrument.

**HAZELTON BROTHERS**  
PIANO FORTE MANUFACTURERS,  
No. 26 Centre-st., New-York.  
Where may be found a fine assortment of PIANOS in plain and ornamental Cases.

**WARRANTED UNPARALLELED IN STRENGTH AND PURITY OF TONE.**—JAMES VAN RIPER HAS REMOVED HIS PIANO-FORTE MANUFACTORY to No. 178 Wooster-st., between Houston and Blanton streets, N. Y. City. His price low, and warranted in every respect.

**DIAPYANS AT AUCTION**—Peremptory sale to close a consignment, on WEDNESDAY, May 21, at 11 o'clock a. m., at the store No. 141 Broadway, New York. To wit: Walnut, mahogany, and rosewood cases, in elegant Rosewood Cases, carved and Plain, Pearl and Ivory Keys, Metallic Frames, arranged in tones and finish and warranted. Can be seen and purchased at the Store before the door of East 1<sup>st</sup> Edition.

**DEMOLITION**—JARDINE & SON, Organ Builders, 100 West 1<sup>st</sup> St., remove their Organ Manufactory to the large building along the New-York Dispensary, corner of White and Centre-sts.

**DAVEN, BACON & Co.** (successors to Bacon [L] & Raven). Piano Forte Manufacturers; Warehouse No. 138 Grand-st., near Broadway, where a full assortment of Instruments, and every variety of our own manufacture, may be found. Warranted in every respect.

**Machinery, &c.**

**LEARN MACHINERY**—JOHN B. MCNALLY, Jr. Chapman, N. Y., Agent for the sale of Lister's Machinery of every description, new and second-hand, Endowments of the Machine Tools, and Lister's Yarns of every number and quality.

**MATTHEWS' SODA WATER APPARATUS.**—The superiority of these elegant machines over all others now universally admitted. Letters Patent having been granted to Mr. Matthews for his improvements in Soda Water Apparatus, he is enabled to construct a complete set of apparatus, consisting of a pump, boiler, and condenser, and sold with full instructions and explicit printed directions for their use, by JOHN MATTHEWS, 100 Broadway, New York. The largest assortment in the world. Established 25 years.

**STEAM-BOILERS for SALE**—Nine VERTICAL TUBULAR BOILERS, with appurtenances complete, from fifteen inches diameter, having thirteen-foot flue tubes, to thirty-two inches diameter, having sixteen-foot flue tubes—well adapted for heating steam-chests.  
**CHAS. W. COPLAND,**  
Consulting Engineer, No. 66 Broadway, N. Y.

**STEAM-ENGINE**—For SALE, 1 Fire Boiler, 25-horse power, and 1 Locomotive Boiler, 12-horse power.

**NICHOLS' SODA FOUNTAINS.**—These Fountains are made of different sizes, and very simple, durable, and produce an extraordinary quantity of Water without labor and at a trifling expense for fuel.  
**F. B. NICHOLS**, No. 71 Pine-st., (up stairs).

**SWIFT PATENT MILLS**—J. G. LEANE, extensive Manufacturer for Grinding Corn, Oats, Wheat, &c. Situated near the city, and supplied with the best machinery. Very superior article. Orders respectfully solicited.  
J. G. LEANE, Washington, N. C.

**Lutney, Hardware, and Iron.**

**DIORONDAC GOLD BLAST CHARCOAL** FIRE IRON, JOHN W. QUINCY, No. 34 WILLIAM-ST.

**COOPER'S TRUSS HOOPS**—500 sets assorted sizes.  
COOPER'S EDGE TOOLS. Albionton, Conger, Horton, Nelson, and other makers.  
COOPER'S CUTTING TOOLS. A large assortment.  
COOPER'S HAMMERS, DRIVERS.  
ECCLES' PATENT. For sale by  
CHAS. B. LITTLE, No. 100 Broadway.

**HUDSON FIRE IRON** excellent for Foundry and Forge purposes. The No. 1 Extra is wanted to mix with scrap iron and to be superior for all purposes to any Swedish FIRE IRON. Price, \$24. No. 34 William-st., Agent for the Hudson River Company.

[illegible][illegible]